

Key: 432

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 380

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BENJAMIN STEPHEN F & LAUREN S 82 METZLER RD E BRIDGEWATER, MA 02333				7-588-0				82 METZLER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BENJAMIN STEPHEN F & LAUR				08/13/2015	QS	269,000	45919-287					
SALVAGGI WILLIAM J JR & L				05/15/1997	A	130,000	15175-049					
WAGER RALPH D SR & FAY M				06/28/1995	D	133,000	13658-281					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	2	1.00	100	1.00	100	1.00	2	0.95		146,980

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2757	11/19/2015	51	FIELD REVIEW		04/13/2016	PW	0	0
1755	10/10/2013	6	CYCL GROWTH	2,716	01/21/2016	SD	0	0
		3	ALTERATIONS	7,677			0	0
		3	ALTERATIONS				0	0
		6	CYCL GROWTH		04/19/2013	LF	0	0

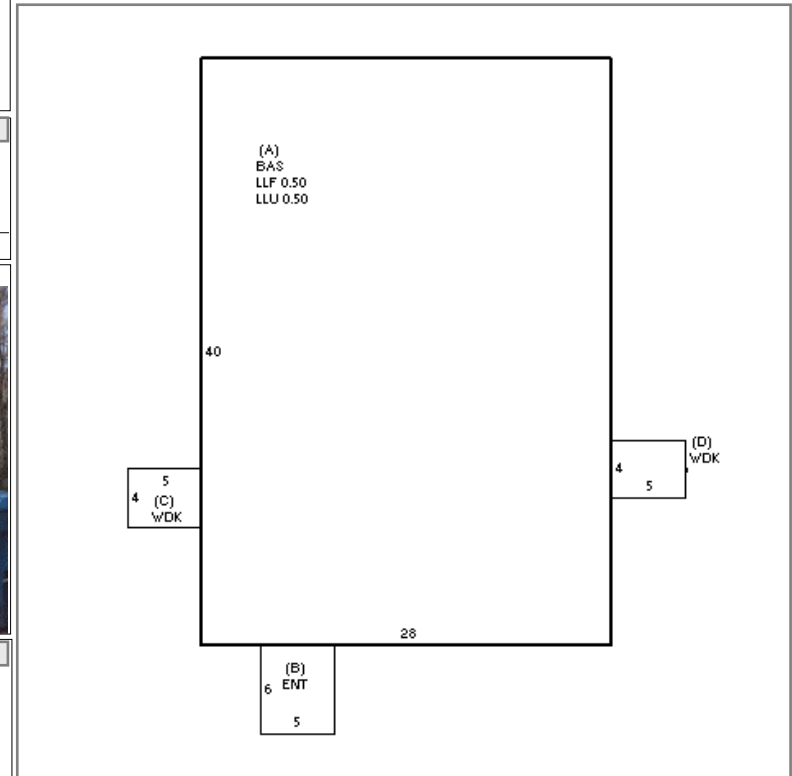
DET
ACHED

TOTAL	5,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E C/W 589			LAND	147,000	133,700
Infl1	FACTOR 100		LAND	238,500	205,900		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	388,000	341,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1997	200	20.44	2,500



BLDG COMMENTS
IN-LAW APT



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BUILDING	CD	ADJ	DESC	MEASURE	4/13/2016	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,120	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$4,370		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	560		63.39	35,496
A	LLF	N	LOWER LEVEL FIN	560		122.74	68,732
A	BAS	L	BASE AREA	1,120	1995	171.46	192,031
B	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
+	WDK	N	WOOD DECK	40		31.60	1,264
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	309,713
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$238,500